



HISTORIC LANDMARK COMMISSION MEETING MINUTES
1st FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, 300 N. CAMPBELL
MARCH 10, 2014
4:00 P.M.

The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, 1st Floor, City Hall Building, March 10, 4:00 p.m.

The following commissioners were present:

Chairman David Berchermann
Vice-Chairman Edgar Lopez
Commissioner Beatriz Lucero
Commissioner Randy Brock
Commissioner Cesar Gomez
Commissioner William C. Helm II
Commissioner John L. Moses

The following commissioner was not present:
Commissioner Ricardo Fernandez

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic Development
Ms. Kristen Hamilton, Assistant City Attorney, Legal
Ms. Jessica Herrera, Redevelopment Manager, Economic Development

Chairman Berchermann called the meeting to order at 4:07 p.m., quorum present.

CHANGES TO THE AGENDA

Ms. Velázquez requested Item 2. PHAP14-00004 be postponed.

INTRODUCTION

Ms. Velázquez introduced Ms. Jessica Herrera, Redevelopment Manager, Economic Development Department.

Ms. Herrera, born and raised in El Paso, explained she had recently returned to El Paso from Oklahoma City where she had worked for the Greater Oklahoma City Chamber for the past two years. She added she was looking forward to working with Ms. Velázquez and the Historic Landmark Commission on numerous redevelopment projects.

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Chairman Berchermann welcomed Ms. Herrera to the HLC meeting and back to El Paso. He noted there has been a substantial amount of growth, redevelopment in Oklahoma City. He is looking forward to the future for El Paso.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

I. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

- 1. PHAP14-00005:** Being 30 Manhattan Heights w. 66 ft. of 6, City of El Paso, El Paso County, Texas
- Location: 2801 Silver Avenue
- Historic District: Manhattan Heights
- Property Owner: James and Rachel Moreno
- Representative: James and Rachel Moreno
- Representative District: 2
- Existing Zoning: R-3/H (Residential/Historic)
- Year Built: 1950
- Historic Status: Contributing
- Request: Certificate of Appropriateness for the construction of a pergola at the rear façade.
- Application Filed: 2/24/2014
- 45 Day Expiration: 4/10/14

Ms. Velázquez gave a presentation and noted the property owner sought approval for a Certificate of Appropriateness for the construction of a pergola at the rear façade. The property is located at the corner of Silver Avenue and Elm Street, with the rear yard being partially visible. The property owners had wanted to construct the pergola two weeks ago, at the same time the request to install steel, double doors was presented to commissioners. (February 24, 2014 meeting) The pergola will be attached to the façade and made of wood.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends **APPROVAL** of the proposed scope of work based on the following recommendations:

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The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Site features that may exist on a property are swimming pools, pergolas, terraces and gardens and every effort should be made to retain those features that remain.*
- *Place non-traditional site features such as swimming pools, playground equipment, concrete pads and basketball goals, tree houses, dumpsters, and trash receptacles only in areas such as rear yards, where they are not visible from the street.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New work should be compatible with the character of the setting in terms of size, scale design, material, color, and texture.*
- *Designing new work to be compatible in materials, size, scale, and texture.*

Ms. Velázquez noted commissioners have approved pergolas in the past.

Mr. James Moreno, property owner, was present.

MOTION:

Motion made by Commissioner Moses, seconded by Commissioners Gomez AND UNANIMOUSLY CARRIED TO APPROVE.

- 2. PHAP14-00004:** Lots 20 and 21, Block 8, Manhattan Heights, City of El Paso, El Paso County, Texas
- Location: 2817 Wheeling
- Historic District: Manhattan Heights
- Property Owner: Virginia Guerrero
- Representative: Virginia Guerrero
- Representative District: 2
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1915
- Historic Status: Contributing
- Request: Certificate of Appropriateness for the partial enclosure of the front porch, after the fact.
- Application Filed: 2/11/14
- 45 Day Expiration: 3/28/14

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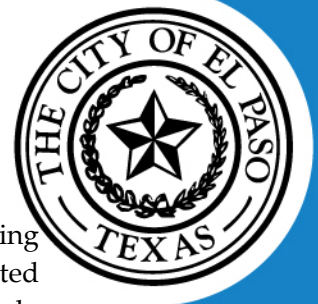
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Although the item was postponed, Ms. Velázquez provided the following update. At the January 7, 2013 HLC meeting, the property owner requested a Certificate of Appropriateness for the partial enclosure of the front porch, after-the-fact. Commissioners voted unanimously to deny the request as recommended by staff. Per the code, the property owner appealed the denial to City Council; City Council also denied the request.

Per the code, applicants must wait one year before presenting their request to the Commission for reconsideration. At the March 10, 2014 meeting the property owner presented her request, no new information and/or documents were presented to the Commission. At that meeting, Commissioner Lopez suggested the property owner remove the encroachment on the porch, construct a wall in the same plane as the existing front wall and convert the dining room into a bedroom.

Prior to today's meeting, Ms. Velázquez and the property owner met to discuss options. The property owner informed Ms. Velázquez she was considering the following options:

1. *Excavating the basement and constructing two bedrooms.*

Ms. Velázquez informed the property owner that she would not have to appear before the Commission if no construction/remodeling was done to the exterior in order to excavate the basement. Ms. Velázquez suggested the property owner withdraw her application should she decide to go forward with that plan. Additionally, Ms. Velázquez emphasized to the property owner that she would have to submit drawings/plans to City staff for review prior to the issuance of any permits.

2. *Excavate the basement, construct two bedrooms and a small encroachment on the porch (as suggested by Commissioner Lopez).*

3. *Withdraw this application, submit new application/document.*

For consideration, Ms. Velázquez explained to the property owner she would have to submit her documents before March 24, 2014 (45 day deadline); otherwise, commissioners must make some kind of decision.

Ms. Velázquez noted she had located an architect. For a very small fee, the architect is willing to assist the property owner in developing her plans.

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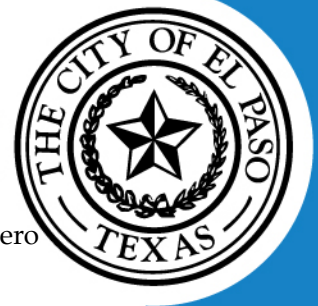
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Chairman Berchermann wondered if City Council Representative Romero had spoken with the property owner regarding funding opportunities.

Ms. Velázquez believed Representative Romero had spoken with the property owner. Unfortunately, the City does not have any available funding.

Should the property owner go forward with option 1, Chairman Berchermann wondered she will take back the space on the front porch.

Ms. Velázquez replied the property owner had not yet decided which option she would pursue. She felt that there will be some proposal for change, something less invasive than the existing.

Due to the property owner's financial situation, Commissioner Lopez stated excavating and remodeling the basement will be a very expensive endeavor.

Ms. Velázquez concurred and added whatever decision the property owner makes will impact the property owner, financially.

3. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. March 10, 2014 deadline for HLC members to request for agenda items to be scheduled for the March 24, 2014 meeting. March 24, 2014 deadline for HLC members to request for agenda items to be scheduled for the April 7, 2014 meeting.

UPDATE REGARDING THE PROPERTY LOCATED AT 620 PROSPECT

Commissioner Gomez wondered if the property owners had received approval/authorization from Ms. Velázquez to proceed. At the August 5, 2013 meeting, commissioners unanimously denied the Certificate of Appropriateness for the replacement of sash, wood, multi-light windows with fixed metal windows *after-the-fact*. Commissioner Gomez explained the property owners have resumed remodeling the exterior.

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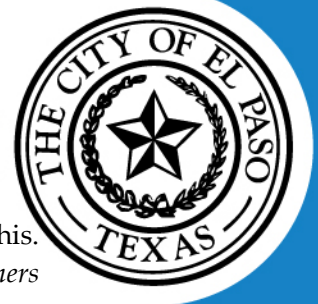
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Ms. Velázquez responded she was not aware of any activity on this. Regarding the windows, commissioners and staff agreed *the property owners would remove the panel and expose the diamond shapes, a character defining feature, underneath the windows.* After much discussion, commissioners decided the property owners would have to replace the windows with something comparable to the original. Commissioners did *not* approve the windows as requested by the property owners.

Unfortunately, Commissioner Gomez explained, the property owners have removed the original panels and continued installing the remaining panels (that commissioners requested the property owner remove).

Ms. Velázquez replied she would conduct a site visit and forward that information to Code Enforcement staff.

HLC Staff Report

4. Update on Administrative Review Cases since the last HLC meeting for the properties listed on the attachment posted with this agenda.

Chairman Berchelmann asked commissioners if they had any comments and/or questions for staff. *There were none.*

MOTION:

Motion made by Commissioner Lucero, seconded by Commissioner Gomez AND UNANIMOUSLY CARRIED TO APPROVE THE HLC STAFF REPORT.

Other Business

5. Approval of Regular Meeting Minutes for February 24 ~~10~~, 2014

Chairman Berchelmann asked commissioners if they had any additions, corrections, and/or revisions for staff.

Page 9 of 12, first paragraph

Commissioner Moses noted the following revisions:

Ms. Velázquez explained, unless the property owner withdraws her request, commissioners must make a decision before the March 24 ~~28~~, 2014 *meeting*.
~~deadline.~~

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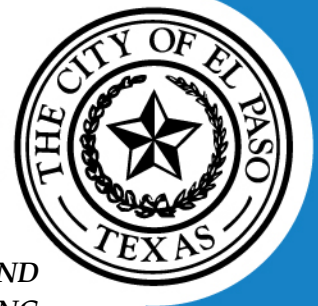
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MOTION:

Motion made by Commissioner Brock, seconded by Commissioner Gomez AND UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR FEBRUARY 24, 2014, AS AMENDED.

MOTION:

Motion made by Chairman Berchermann, seconded by Commissioner Helm AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:24 P.M.

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